

3001 Taylor Springs Dr.

LOUISVILLE, KY

12,024 SF OFFICE BUILDING • OFFERED AT \$2,400,000

Located in the heart of Hikes Point, one of Louisville's most established and accessible suburban commercial corridors, this 12,024 square foot office building presents a rare opportunity for both owner/users and investors. Situated on a generous parcel, the property offers exceptional parking, flexible floor layouts, and valuable basement storage equipped with drive-in garage access.

Approximately 50% leased, the building provides in-place income with significant upside potential through lease-up of the remaining vacancy. The first floor—approximately 6,012 square feet—is currently available and divisible, creating opportunities for medical, professional, or administrative office users seeking a central Louisville location. Existing tenancy on the upper floor provides stability while allowing an owner/operator to occupy all or part of the building.

Surrounded by strong residential neighborhoods, anchored retail, and major connectors such as Taylorsville Road and Hurstbourne Parkway, the property benefits from steady traffic patterns, strong demographics, and long-term relevance within the Hikes Point submarket. Its adaptable space configuration, ample parking, and well-maintained structure make it an ideal candidate for businesses establishing a headquarters, expanding regional operations, or investors seeking a suburban office asset with meaningful value-add potential.



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COLE STURGEON

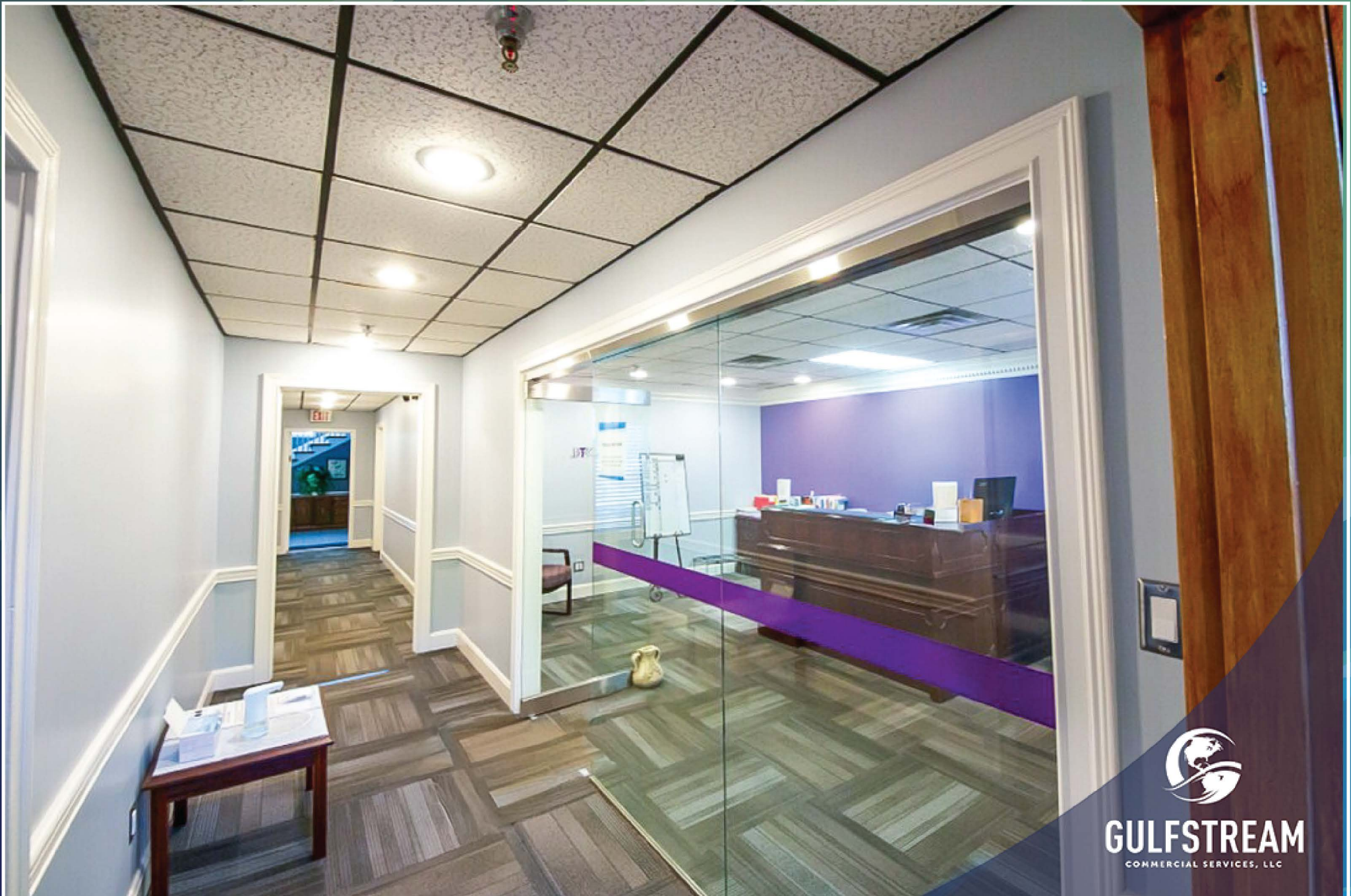
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CRE Brokerage, Management, Development,
and **Investment Partners** from the ground up.





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